

FELLOWSHIP'S REPLAT

BEING A PORTION OF LOT 1 OF SOUTH BISCAIYNE COMMONS, RECORDED IN PLAT BOOK 48 , PAGE 23A, A SUBDIVISION LYING SECTION 31, TOWNSHIP 39 SOUTH, RANGE 21 EAST. CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

SHEET INDEX

SHEET 1 COVER
SHEET 2 PLAT

LEGAL DESCRIPTION

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF US HWY 41 & THE WEST RIGHT OF WAY LINE OF HOFFMAN STREET DESIGNATED AS POINT "G" ON THE PLAT OF PORT CHARLOTTE SUBDIVISION AS RECORDED IN PLAT BOOK 48 PAGE 23A, SARASOTA COUNTY RECORDS AND THENCE RUN SOUTH 00°34'38" WEST ALONG THE WEST RIGHT OF WAY LINE OF SOUTH HOFFMAN STREET 189.32 FEET; THENCE NORTH 89°50'25" WEST 340.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°46'12" WEST 425.50 FEET TO THE WEST LINE OF LOT 1, SOUTH BISCAIYNE BAY COMMONS; THENCE NORTH 00°26'43" EAST ALONG SAID LINE 212.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH TAMiami TRAIL (STATE ROAD NO.45 / U.S. HIGHWAY 41); THENCE SOUTH 85°21'08" EAST ALONG SAID LINE 424.55 FEET TO THE NORTHWEST CORNER OF THE PARCEL NUMBER 00997006004 RECORDED IN INSTRUMENT 2006217148, SARASOTA COUNTY RECORDS; THENCE SOUTH 00°17'06" WEST ALONG SAID LINE 217.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 2.09 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

FELLOWSHIP CHURCH, A TEXAS NONPROFIT CORPORATION; (THE OWNER) DOES HERE CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "FELLOWSHIP REPLAT", AND DOES HEREBY GRANT, CONVEY, AND DEDICATE SAID PLAT FOR RECORD.

OWNER DOES HEREBY STATE AND DECLARE THE FOLLOWING:

OWNER, AS THE FEE SIMPLE OWNER, DOES FURTHER DEDICATE TO THE FELLOWSHIP CHURCH, THE INGRESS / EGRESS EASEMENT AND THE PUBLIC ACCESS EASEMENT

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS CAUSED THIS PRESENTS TO BE EXECUTED IN ITS NAME THIS _____ DAY OF _____ A.D., 2023

WITNESS: _____ FELLOWSHIP CHURCH,
PRINT NAME: _____ A TEXAS NONPROFIT CORPORATION

WITNESS: _____ BY: _____
PRINT NAME: _____ VICE PRESIDENT

STATE OF FLORIDA)
CITY OF NORTH PORT) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION THIS _____ DAY OF _____ 2023,

BY _____ AS VICE PRESIDENT FELLOWSHIP CHURCH, INC., A TEXAS NONPROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA AS FELLOWSHIP CHURCH MIAMI, INC., A TEXAS NOT-FOR-PROFIT CORPORATION., ON BEHALF OF THE COMPANY A IS PERSONALLY KNOWN BY ME OR () HAS PRODUCED _____ AS IDENTIFICATION. IF NO TYPE OF IDENTIFICATION IS INDICATED, THE ABOVE-NAMED PERSON IS PERSONALLY KNOWN TO ME.

PRINT NAME OF NOTARY PUBLIC _____ SIGNATURE OF NOTARY PUBLIC _____
I AM A NOTARY PUBLIC OF THE STATE OF FLORIDA
AND MY COMMISSION EXPIRES ON _____

SEAL

CERTIFICATE OF SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART ONE, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF NORTH PORT, FLORIDA.

DATE: _____
MAX R. GEORGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7343

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

SEAL

**CERTIFICATE OF APPROVAL OF THE CITY OF NORTHPORT
PLANNING AND ZONING ADVISORY BOARD**

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING, THIS _____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRPERSON

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING, THIS _____ DAY OF _____, A.D. 2023.

BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

BY: _____ DATE _____
CITY ENGINEER

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE NORTH PORT CITY COMMISSION, COUNTY OF SARASOTA, FLORIDA, THIS _____ DAY OF _____, A.D. 2023.

APPROVED BY: _____
MAYOR, NORTH PORT CITY COMMISSION

ATTEST: _____
CITY CLERK

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2023.

KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

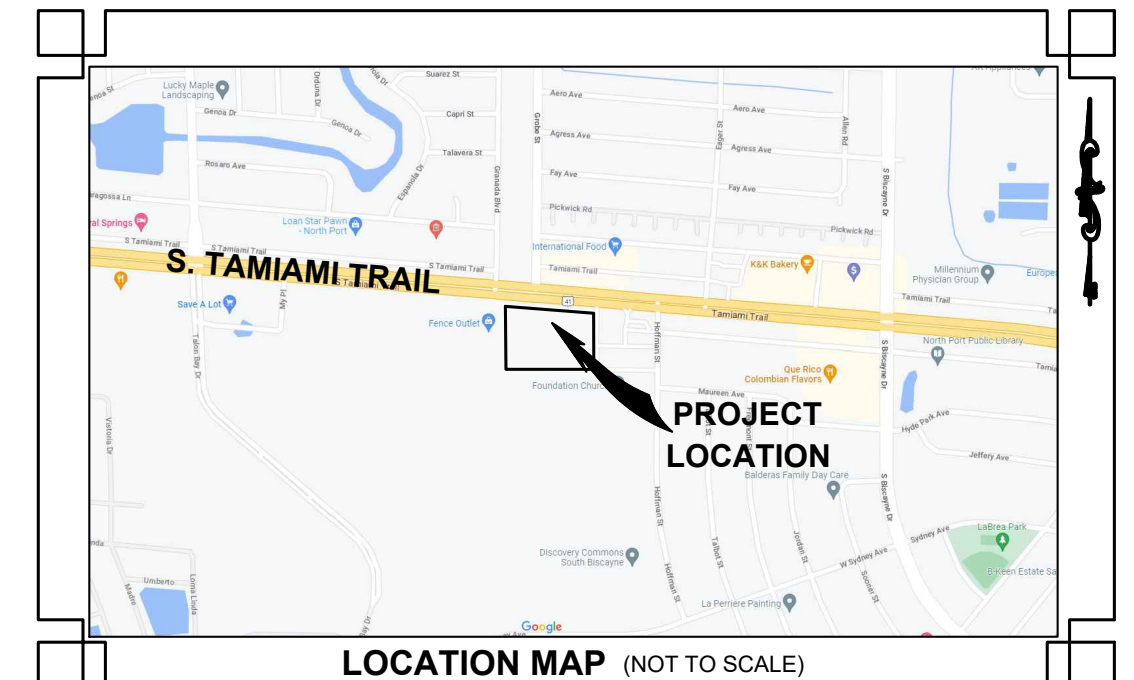
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART ONE, OF THE FLORIDA STATUTES.

DATE: _____
CITY SURVEYOR & MAPPER

_____, PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. _____



NOTES:

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- ALL CORNERS WERE FOUND & REPLACED IN THEIR POSITIONS WITH THE PERMANENT REFERENCE MARKER SHOWN.
- FLOOD ZONE:
THE LANDS SHOWN HEREON ARE SITUATED IN FLOOD ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 12115C0370F MAPS DATED 11/4/2016. INCORPORATED INTO THE CITY OF NORTH PORT COMMUNITY NO. 120279. THESE LINES ARE SUBJECT TO MODIFICATION AND CHANGE. THE LINES ARE SCALED FROM THE FIRM, AND ARE APPROXIMATE. THE LINES ARE SHOWN HEREON TO MEET THE REQUIREMENT OF SECTION 37-8(C), OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF NORTH PORT.

UTILITY EASEMENTS NOTE:

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE CITY OF NORTH PORT, FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF SURFACE, ABOVEGROUND AND UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT". ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANY.

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE MEASURED BEARING OF NORTH 00°26'43" EAST ALONG THE WEST LINE OF FELLOWSHIP PARCEL 1.
- THE ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING PUBLISHED N.G.S. BENCHMARK "AG1868" (FOUND 4"x4" CONC. MONUMENT WITH BRASS DISK STAMPED "AG1868"), PUBLISHED ELEVATION = 6.54' (N.A.V.D. 88)
NORTHING = 986260.09
EASTING = 570072.79
- STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA WEST, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

SEE SHEET 2 FOR ACCESS EASEMENT NOTE

Bowman

CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
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PHONE: (813) 474-7424
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

CITY OF NORTH PORT PROJECT NO.:
BOWMAN PROJECT NO. 031264-01-001

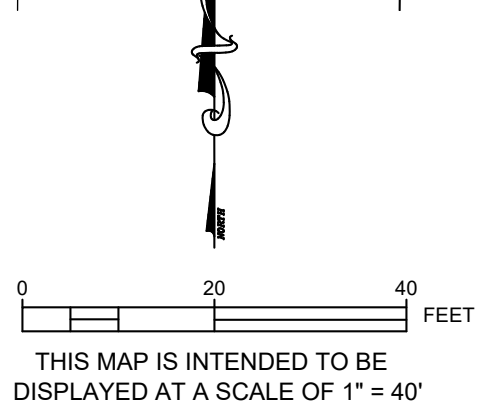
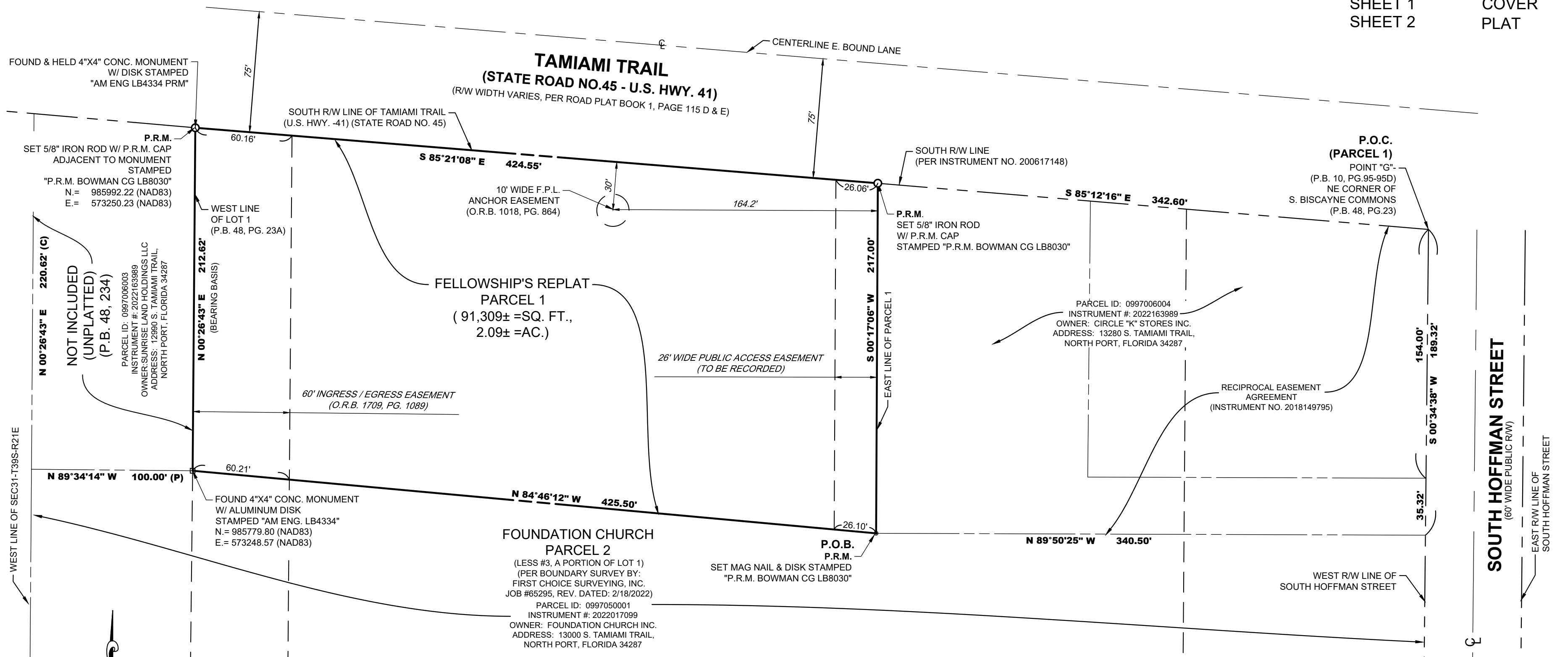
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PLAT BOOK _____
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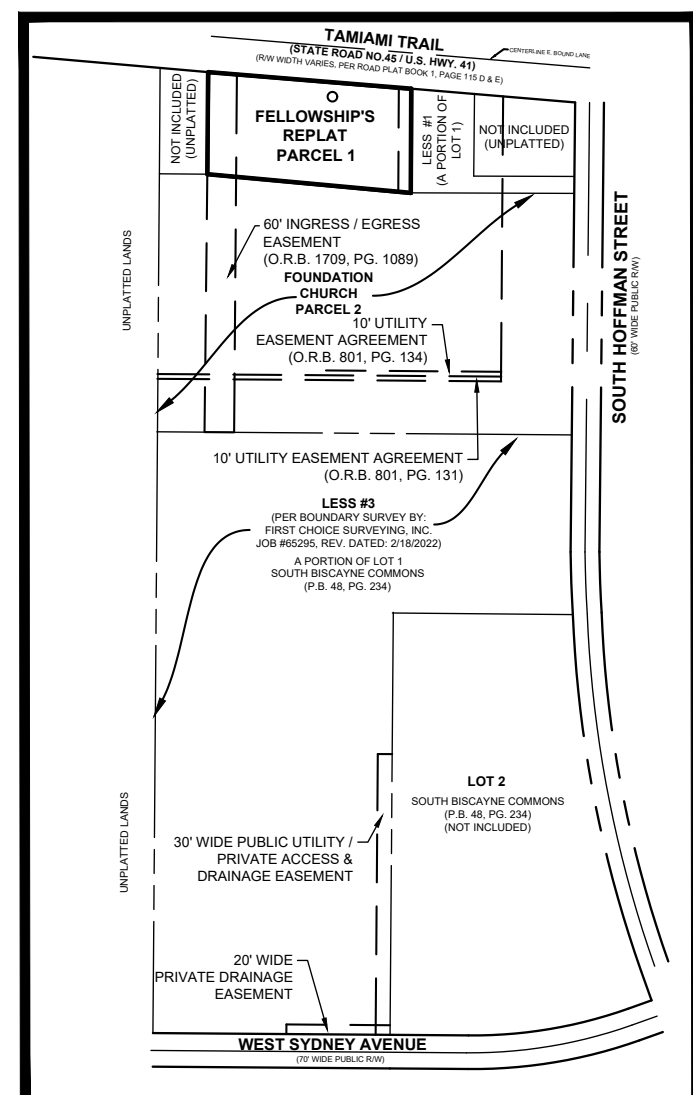
SHEET 1 COVER
SHEET 2 PLAT



BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE MEASURED BEARING OF NORTH 00°26'43" EAST ALONG THE WEST LINE OF FELLOWSHIP PARCEL 1.

LEGEND

P.O.C.	POINT OF COMMENCEMENT	□	FOUND 4" x 4" CONCRETE MONUMENT
P.O.B.	POINT OF BEGINNING	○	SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030 PRM"
P.T.	POINT OF TANGENCY	⊙	SET NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
P.C.	POINT OF CURVATURE	—	PLAT LIMITS
SEC	SECTION	- - - - -	EXISTING EASEMENT
T29S	TOWNSHIP 29 SOUTH	- - - - -	EXISTING RIGHT-OF-WAY LINE
R16E	RANGE 16 EAST	— — — — —	CENTERLINE
⊕	CENTERLINE		
Δ	CENTRAL ANGLE OF CURVE		
CH	CHORD OF CURVE		
ID.	IDENTIFICATION		
L	ARC LENGTH OF CURVE		
LB	LICENSED BUSINESS		
NR	NON-RADIAL		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		
PG.	PAGE		
PRM	PERMANENT REFERENCE MONUMENT		
R	RADIUS OF CURVE		



KEY MAP:
SCALE 1"=400'

ACCESS EASEMENT NOTE:

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY TO THE OWNER, ITS SUCCESSORS, ASSIGNS, EMPLOYEES, GUESTS, LICENSEES AND INVITEES, THE CITY OF NORTH PORT AND THE PUBLIC FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS TO, OVER, ACROSS AND UPON THE AREA DEPICTED ON THIS PLAT AS A "26' WIDE PUBLIC ACCESS EASEMENT"

Bowman

CONSULTING

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